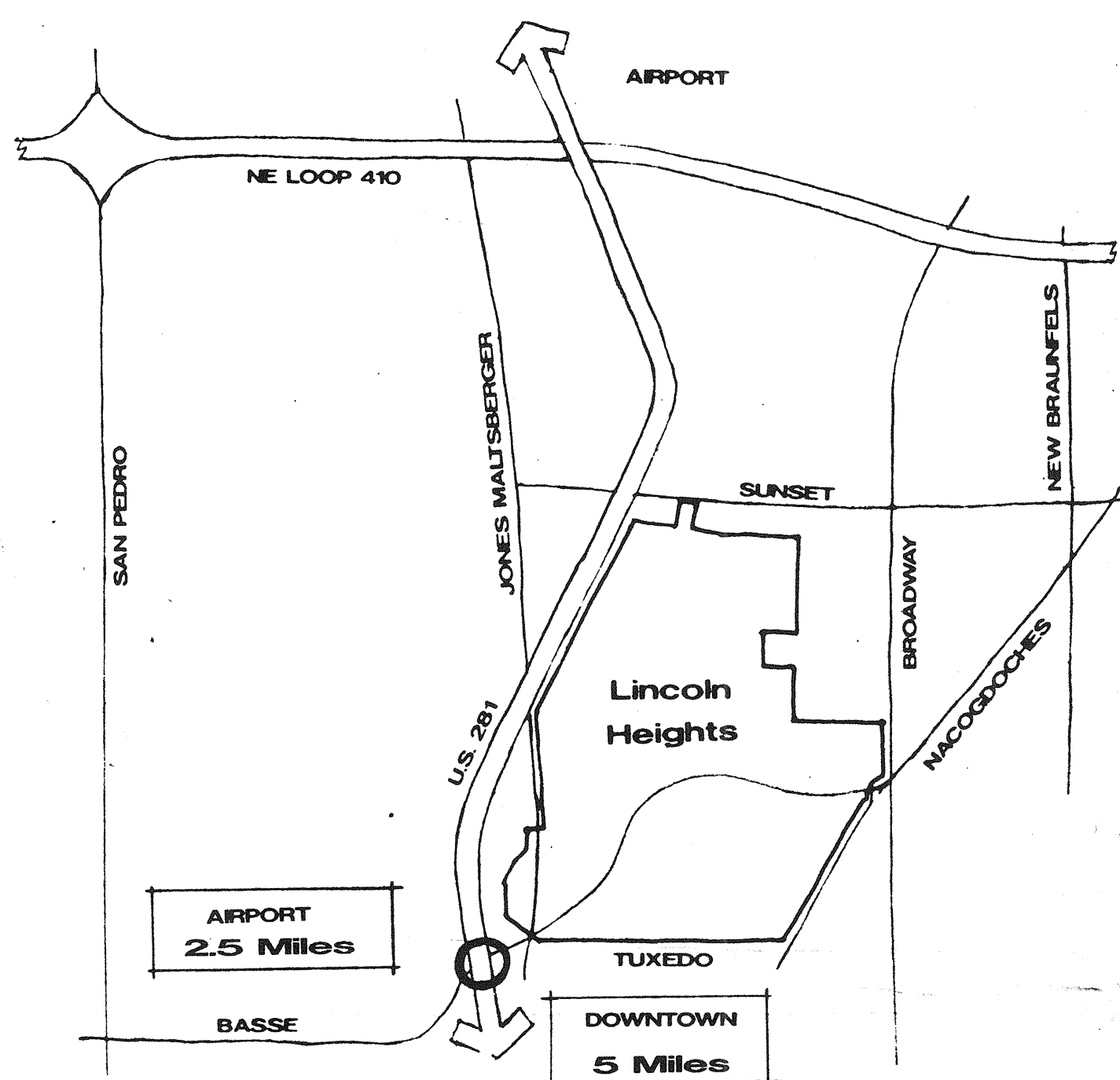


Vicinity Map



OLD P.O.P.

Note: There will be no access/egress except toward Tree Line Park

Land Use Summary

Proposed Land Uses:

No.	Land Use	Acres
1A	Hotel/Motel	11.0
1B	Convenience Retail	1.4
1C	Commercial or Office	6.6
1D	Regional-Specialty Retail	15.2
1E	Convenience Retail	1.1
1F	Specialty Retail	4.1
1G	Convenience Retail	1.0

2A	Convenience Retail	1.4
2B	Specialty Retail	1.1
2C	Commercial	4.1
2D	Convenience Retail	2.6
2E	Commercial	3.5
2F	Commercial	2.6

3A	Convenience Retail	1.8
3B	Single-family	2.3
3C	Commercial or Office	6.5
3D	Commercial or Office	4.5
3E	Executive Resort Hotel	4.2

Golf Course		
North (73.9)		
South (88.2)		
		162.1

4A	Commercial or Office	5.3
4B	Convenience Retail	0.6
4C	Convenience Retail	1.0

5A	Single Family	29.2
5B	Mixed Use	10.7

6A	Convenience Retail	0.7
6B	Multi-family	15.1
6C	Multi-family	14.2
6D	Specialty Retirement	7.7

Rights-of-Way		12.7
Subtotal		334.3

Existing Parcels/Land Uses:

Lincoln Heights Shopping Center	26.8
Forum at Lincoln Heights	15.7
Alamo Heights United Methodist Church	13.2
Marriott Retirement Center	4.8
Eldercare	3.0
Commercial-Office Tract	5.0

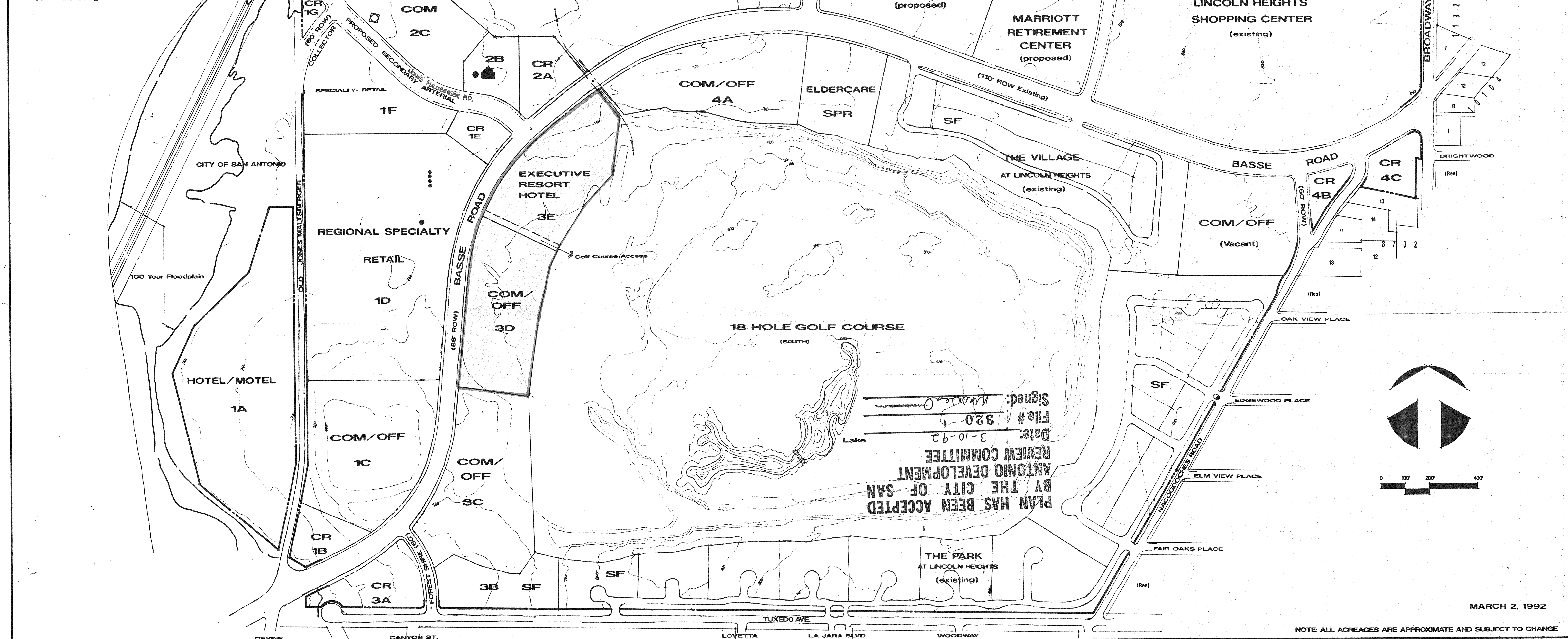
The Village at Lincoln Heights	12.4
The Park at Lincoln Heights	30.6
Rights-of-Way	12.4

Subtotal	123.9
Total (Proposed and Existing)	458.2

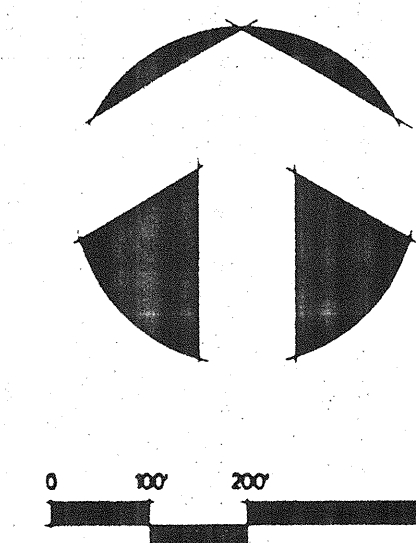
NCB Lot	Owner/Address
11882	Offen, R.L. & R.R. 7915 Teak Lane, 78209
92	Forbes Company 435 Sunset Road, 78209
11884	Agular, Felix M. & Susie 111 Lorenz, 78209
91	Ross, A.R. 371 West Sunset, 78209
11929	Quincy Lee Company 634 West Sunset Road, 78216
50	Quincy Lee Company 634 West Sunset Road, 78216
51	Quincy Lee Company 634 West Sunset Road, 78216
11883	Zarazua, Valeriano c/o Minerva Montoya 402 Sunset Road, 78209
53D	Zarazua, Valeriano 105 Lorenz, 78209
53E	Ricks, Bill & Linda 14306 Turtle Rock, 78232
54	Zarazua, Alvaro 388 Goodhue, 78218
54	Klein, J.A. 302 Sunset Road, 78209
56A	Beck, Edmund S. & Jutta A. 10711 Lost Hilltop Lane, 78230
56B	Beck, Edmund S. & Jutta A. 10711 Lost Hilltop Lane, 78230
56C	Adams, Nancy C. 637 Sunhaven, 78230
56F	Growing Company 334 Sunset, 78209
56F	Watson, Dalton L. 334 West Sunset, 78209
58	Richmond, Barbara & Gloria 332 West Sunset, 78209
60	Gomez, Roman & Liranda 308 West Sunset, 78209
65	Cory, Nelson J. & Carl A. Hentrich 310 West Sunset Road, 78209
66	Censor Services, Inc. 1003 Walnut Street, Kansas City, Mo. 64108
67	DeJori, Charles 342 West Sunset, 78209
68	Day, John L. & Dorothy R. 2543 Bloomer Dr., 78217
11888	Garcia, Purtilo & A. Aurora 242 Sunset Road, 78209
26	Blake, Raymond C. & Fernando 250 West Sunset Road, 78209
67	The 411 Everest Partnership, 7915 Broadway, 78209
11880	Dijon West Apts. c/o L.L. Klein 106 S. St. Mary's, P.O. Box 78205
11928	Archdiocese of San Antonio 2718 West Woodlawn, 78209
3	Archdiocese of San Antonio 2718 West Woodlawn, 78209
4	Archdiocese of San Antonio 2718 West Woodlawn, 78209
32	Hab HR, Inc. 2100 Mercantile Bank Bldg., Dallas, Texas 75201
35	Hab HR, Inc. 2100 Mercantile Bank Bldg., Dallas, Texas 75201
28	Karan Investment Company P.O. Box 17527, 78217
11928	Kopplow, Edward K. & P. McGrath, 1920 Nacogoches, Suite 200, 78209
11925	Arizoe, Henry & Teresa 2327 Fresno, 78201
10104	Radlock, E. Lewis 7510 Broadway, 78209
12	Peacock, Philip N. 5008 Nacogoches, 78209
13	Jackson, R. Cecil & Sawflaw 540 Garraty Road, 78209
8702	Alamo Heights Medical Bldg., Inc. c/o Dr. Childers, M.A., Jr. 7400 Broadway, 78209
11	St. Luke's Episcopal Church 11 St. Luke's, 78209
12	Palmore, Fay 7319 Broadway, 78209
13	CPBS P.O. Box 1771, 78209
11926	Eisenmann, Patricia D. 7600 Broadway #60, 78209
10104	Pulliam, Ebe B. 1802 La Sombra, 78209
1	Southwestern General Life Insurance Company P.O. Box 779, Dallas, Texas 75221
RR	Missouri Pacific R.R. c/o J.E. Morris, Roadmaster P.O. Box Drawer F.S.A., 78211

ADJACENT PARCELS

Note: Proposed Transition of Road From 5 Lanes To Existing Width of Pavement at Railroad Crossing until concurrent improvements of Jones Maltberger/Railroad Crossing



Plan has been accepted by the City of San Antonio Development Review Committee
Date: 3-10-92
File # 820-4
Signed: [Signature]



MARCH 2, 1992

NOTE: ALL ACRES ARE APPROXIMATE AND SUBJECT TO CHANGE

Lincoln Heights Preliminary Overall Area Development Plan

OWNER: ALAMO PROPERTY COMPANY
P.O. BOX 34807 SAN ANTONIO, TEXAS 78285
AGENT: LLOYD A. DENTON JR.
3330 OAKWELL COURT SUITE 110
SAN ANTONIO, TEXAS 78218 828-6131

Dixie Watkins III
land planning
landscape design
environmental management
824-7836 78218

3330 Oakwell Court
Suite 110
San Antonio
Texas
78218

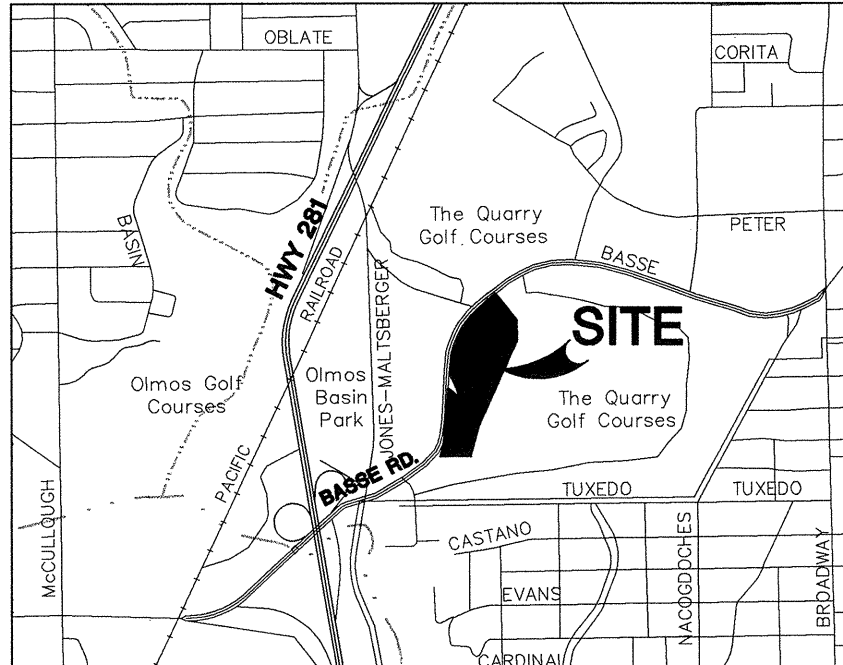
REVISED PLAN

320

MDP# 834

0047

Good 4/7/05



LOCATION MAP

1"=2000'

MAPPING NOTES

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NAD 83 GRID COORDINATES DERIVED FROM OPUS SOLUTION PID - AF9533
DESIGNATION - ANTO SAN ANTONIO RRP CORS ARP
LATITUDE - N292928.342
LONGITUDE - W0983435.880
- DIMENSIONS SHOWN ARE SURFACE
- COMBINED SCALE FACTOR USED IS 0.99983
- BEARINGS MUST BE ROTATED 0 DEG, 6 MIN, 57 SEC CLOCKWISE TO MATCH NAD 83.

GENERAL NOTES

- INTERNAL STREETS WITHIN THESE MDP LIMITS ARE PRIVATE.
- THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
- SIDEWALKS TO BE INSTALLED PER UDC, ARTICLE 5, DIVISION 2: 35-506 (O)
- PARKING SHALL COMPLY WITH UDC ARTICLE 5, DIVISION 6, 35-207(M) BY VIRTUE OF MXD ZONING.
- THIS MDP IS SUBJECT TO THE REQUIREMENTS OF THE UDC, ARTICLE 5, DIVISION 2, 35-503: PARKS AND OPEN SPACE.
- ALL DEVELOPMENT ON THE SUBJECT PROPERTY WILL COMPLY GENERALLY WITH THE SITE PLAN APPROVED BY CITY COUNCIL AS PART OF THE REZONING TO MXD (ORDINANCE # 99626). FINAL PLACEMENT OF STRUCTURES AND USES WILL BE DESIGNATED IN BUILDING PERMIT APPLICATION.
- BUILDING SETBACKS WILL CONFORM WITH THE REGULATIONS FROM UDC ARTICLE 5, DIVISION 6, TABLE 35-207-3.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. QUARRY RIM DEVELOPERS LTD

A 12.74 ACRE OR 554,769 SQUARE FOOT, TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, OUT OF NEW CITY BLOCK 8702 AND OUT OF THE REMAINING PORTION OF THE W.H. HUME'S FARM SUBDIVISION AS RECORDED IN VOLUME 105, PAGES 118-119; OUT OF ALAMO CEMENT SUBDIVISION UNIT 2A AS RECORDED IN VOLUME 9524, PAGES 165-168; AND ALSO OUT OF ALAMO CEMENT SUBDIVISION UNIT 2B, AS RECORDED IN VOLUME 9526, PAGE 189 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

GOLF COURSE

NCB 8702
REMAINING PORTION OF W.H. HUME'S
FARM DIVISION
(VOL. 105, PG. 118-119; O.P.R.)

AREA/USE SUMMARY

PHASE	LOTS	AREA (AC)	LAND USE
PHASE I	1 (LOT 1)	1.38	RETAIL RESTAURANT OFFICE
PHASE II	1 (LOT 2)	9.31	RETAIL RESTAURANT OFFICE MULTI-FAMILY (310 RENTAL UNITS)
PHASE III	1 (LOT 3)	2.045	MULTI-FAMILY (80 CONDO UNITS)
TOTAL		12.74	

LEGEND

PROPERTY LINE \ _____
MDP LIMITS _____
LOT LINES _____
EASEMENTS - - - - -

ABBREVIATIONS

AC. ACRE
ESM'T EASEMENT
N.C.B. NEW CITY BLOCK
N.A.D. NORTH AMERICAN DATUM
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
D.P.R. DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
F.I.R. FOUND IRON ROD
MDP MASTER DEVELOPMENT PLAN
LAT. LATITUDE
LONG. LONGITUDE
N. NORTH/NORTHING
E. EAST/EASTING

ADJACENT PROPERTY OWNERS

- OWNER: ALAMO STONECREST HOLDINGS L.L.C., ET AL.
11455 EL CAMINO REAL STE 200
SAN DIEGO, CA 92130-2047
- OWNER: GROVE HILL LIMITED, INC.
2010 NW MILITARY HWY
SAN ANTONIO, TX 78213-2130
- OWNER: ALAMO PARK, INC./LINCOLN HEIGHTS DEVELOPMENT CO.
TENANT/GROUND LEASE: QUARRY AT LINCOLN HEIGHTS JOINT VENTURE/
QUARRY COURSE, L.P.
800 SONTERRA BLVD #180
SAN ANTONIO, TX 78258-3941
- OWNER: CLEAR CHANNEL MANAGEMENT SERVICES, L.P.
200 E BASSE RD
SAN ANTONIO, TX 78209-8328

PROJECT INFORMATION

OWNER/DEVELOPER: QUARRY RIM DEVELOPERS, LTD.
1100 NE LOOP 410, SUITE 900
SAN ANTONIO, TEXAS 78209
TEL (210) 824-6044
FAX (210) 824-7656

ASSOCIATED PLANS: LINCOLN HEIGHTS (POADP No. 320)

ZONING: MXD

PHASING: THREE LOTS DEVELOPED AS THREE PROJECTS/PHASES
(SEE TABLE THIS SHEET)

SCHEDULING: PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY

TOTAL AREA: 12.74 ACRES

THE VILLAGE AT QUARRY MARKET

MASTER DEVELOPMENT PLAN / MIXED USE DEVELOPMENT

MDP PLAN NO: _____

APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

DATE: JANUARY 12, 2005

JOB NO. 5918-01

MDP # 834

0048

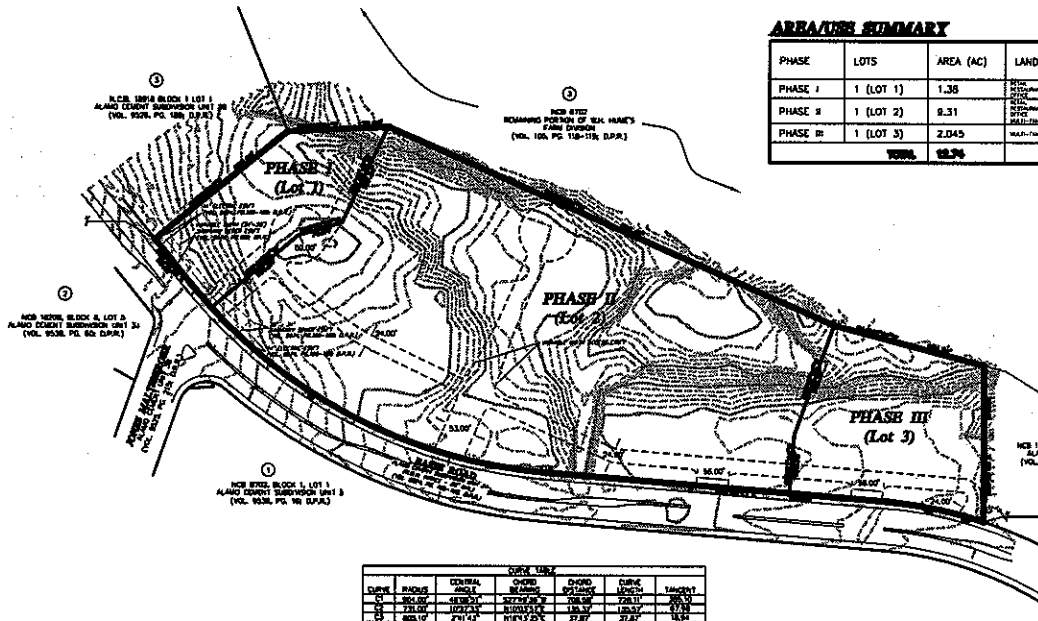


MAPPING NOTES

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "FAIR-DAMSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUNDED.
3. ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THESE DATA. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
4. NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.
5. NO INFORMATION AS TO WETLANDS OR BIRD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.

GENERAL NOTES

2. INTERNAL STREETS WITHIN THESE MAP LIMITS ARE PRIVATE.
3. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
5. FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MAXIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF SAN ANTONIO.
6. THE BENCHMARKS FOR THIS SURVEY ARE BASED ON THE NORTH ARROW POINT OF THE TEXAS STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
7. A VARIABLE SLOPE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGN AND LIGHT REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
8. SIDEWALKS TO BE INSTALLED PER UDC, ARTICLE 5, DIVISION 2, 33-508 (1).
9. OFF STREET PARKING AND LOADING WILL BE PROVIDED FOR EACH USE AREA IN ACCORDANCE WITH THE MAXIMUM AND MINIMUM PARKING RATIOS LISTED IN UDC ARTICLE 5, DIVISION 8, 33-520 (3).
10. THIS MAP IS SUBJECT TO THE REQUIREMENTS OF THE UDC, ARTICLE 5, DIVISION 2, 33-502 PARKS AND OPEN SPACE.



AREA/USE SUMMARY

PHASE	LOTS	AREA (AC)	LAND USE
PHASE I	1 (LOT 1)	1.38	RESIDENTIAL SINGLE-FAMILY
PHASE II	1 (LOT 2)	9.31	RESIDENTIAL SINGLE-FAMILY
PHASE III	1 (LOT 3)	2.045	RESIDENTIAL SINGLE-FAMILY
TOTAL		12.74	

LEGEND

PROPERTY LINES
NDP LIMITS
LOT LINES
EASEMENTS

ABBREVIATIONS

AC.	ACRE
ESM'T	EASEMENT
N.C.B.	NEW CITY BLOCK
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
P.G.	PAGE
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
F.I.R.	FOUND IRON ROD
MOP	MASTER DEVELOPMENT PLAN

ADJACENT PROPERTY OWNERS

- ① OWNER: ALAMO STADIUM HOLDINGS L.L.C. ETAL
1430 Z. CAMINO DEL RIO 300
SAN DIEGO, CA 92108-2047
- ② OWNER: GROVE HILL LAKES, INC
2010 NIP MILITARY HWY
SAN ANTONIO, TX 78213-2130
- ③ OWNER: ALAMO PARK, INC./LINCOLN HEIGHTS DEVELOPMENT CO.
TOWAN/PORTLAND LEASED QUARTER AT LINCOLN HEIGHTS JOINT VENTURE,
QUARTER 100-1
800 BENTONIA BLVD FURD
SAN ANTONIO, TX 78208-3941
- ④ OWNER: CLEAR CHANNEL MANAGEMENT SERVICES, L.P.
200 N BRASS RD
SAN ANTONIO, TX 78208-0308

PROJECT INFORMATION

OWNER/DEVELOPER: QUARRY RIM DEVELOPERS, LTD.
1100 NE LOOP 410, SUITE 900
SAN ANTONIO, TEXAS 78209
TEL (210) 824-6044
FAX (210) 824-7856

ASSOCIATED PLANS: LINCOLN HEIGHTS (PGADP No. 370)

PHASING: THREE LOTS DEVELOPED AS THREE PROJECTS/PHASES
(SEE TABLE THIS SHEET)

SCHEDULING: PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY
TOTAL AREA: 12.74 ACRES

THE VILLAGE AT QUARRY MARKET

MASTER DEVELOPMENT PLAN

A 13.74 ACRE ON 554.788 SQUARE FOOT, TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, OUT OF NEW CITY BLOCK 8702 AND OUT OF THE REMAINING PORTION OF THE R.H. HANEY'S FARM SUBDIVISION AS RECORDED IN VOLUME 100, PAGES 118-119; OUT OF ALAMO CEMENT SUBDIVISION UNIT 2A AS RECORDED IN VOLUME 8024, PAGES 163-168; AND ALSO OUT OF ALAMO CEMENT SUBDIVISION UNIT 2B, AS RECORDED IN VOLUME 8026, PAGE 189 OF THE GRID AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

PAPE-DAWSON ENGINEERS

655 EAST RAINEY ■ SAN ANTONIO FILMS 76211 ■ PHONE: 214-376-0000
FAX: 214-376-0111

ACKNOWLEDGMENTS

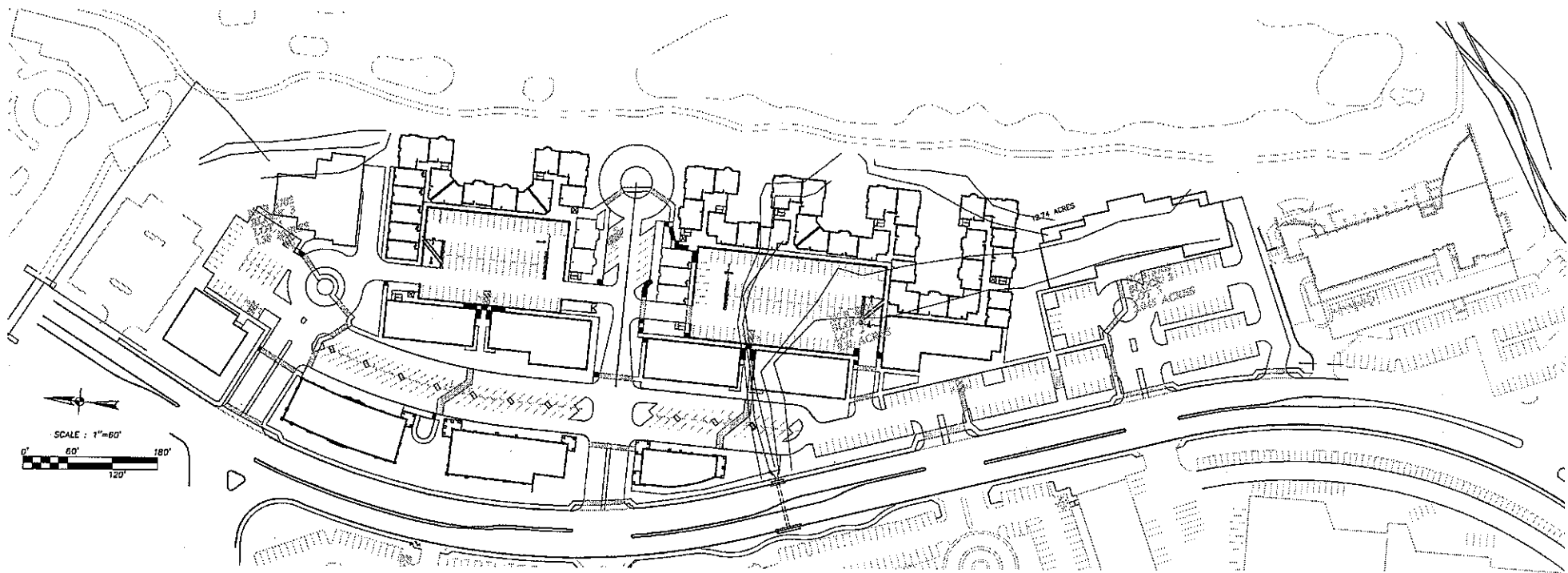
PAPE-DAWSON ENGINEERS, INC.

QUARRY RIM DEVELOPERS LTD

MDP PLAN NO: _____

**APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO**

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____





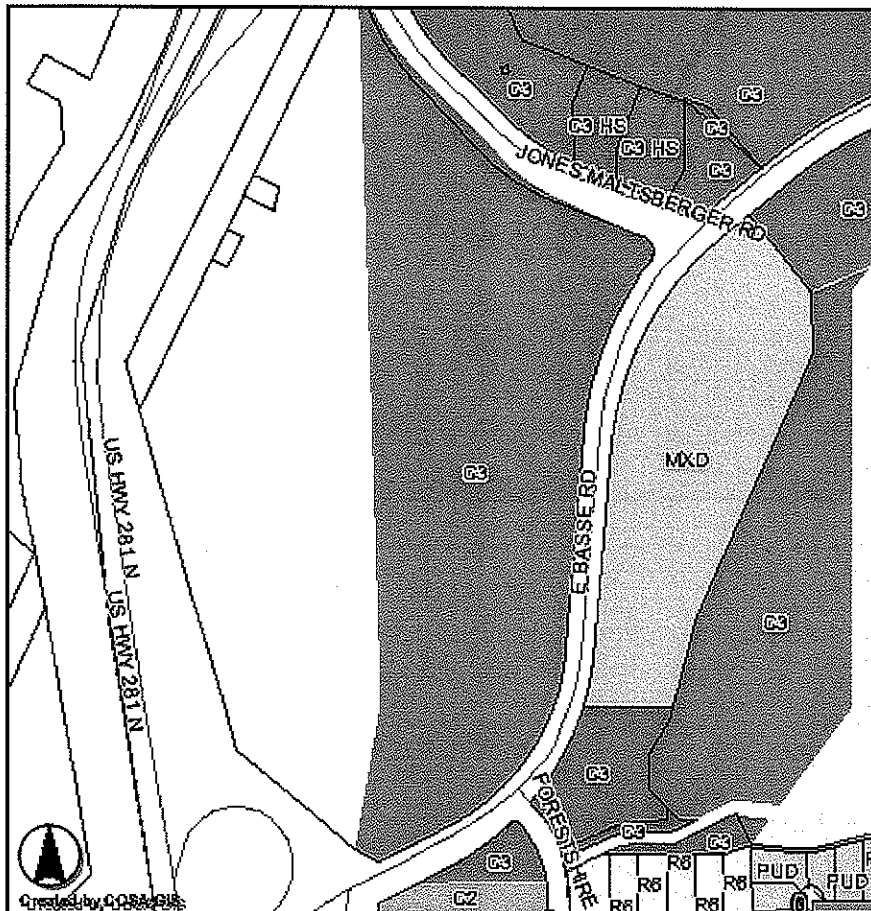
Planning Department - Zoning Application

[SA Community Portal](#) [Disclaimer](#) [Help](#)

Zoom In	Zoom Out	Full City	Pan	Last View	Address
Clear View	Layer List	Identify	Search For	Measure	Print

Active Layer: Parcels

Map Tool Selected: Zoom In



Update Map	Legend
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Layers

Visible Active

- ☐ ☒ Parcel Addresses
- ☒ ☐ Streets
- ☐ ☐ SA ETJ
- ☐ ☐ Town ETJ
- ☐ ☐ 100 YR Floodplain
- ☒ ☐ SA City Limits
- ☐ ☐ Limited Annexation
- ☐ ☐ Voluntary
- ☐ ☐ Neighborhood Associations
- ☐ ☐ Mandatory
- ☐ ☐ Neighborhood Associations
- ☐ ☐ Neighborhood
- ☐ ☐ Conservation District
- ☐ ☐ Historic Districts
- ☐ ☐ Neighborhood and Community Plans
- ☐ ☐ River Overlay District
- ☒ ☐ Parcels
- ☒ ☐ Zoning
- ☐ ☐ City Council Districts
- ☒ ☐ Military Bases
- ☒ ☐ Incorporated Towns
- ☒ ☐ Bexar County

Update Map	Legend
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Email: GIS Manager

Please Note: To see parcel addresses please turn on the Parcel Addresses layer.

Forward any Zoning

Last Update: 12/28/2004



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

2005 FEB -9 P 1:12
DEV. SERVICES

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: The Village at Quarry Market

Owner/Agent: Quarry Rim Developers, Ltd. Phone: (210) 824-6044 Fax: (210) 824-7656

Address: 1100 NE Loop 410, Suite 900, San Antonio, Texas Zip code: 78209

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9020

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Thomas M. Carter, P.E. E-mail: tcarter@pape-dawson.com

February 23, 2004

Page 1 of 5

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

NCB 87026 of NW 1/4 Pt of TR-16

ARB P-123 (Platting in progress)

Existing zoning: MXD (recently approved) Proposed zoning: (no change)

Projected # of Phases: 3 (will likely run concurrent)

Number of dwelling units (lots) by Phases: mixed use residential, retail, and restaurant

Total Number of lots: 3 divided by acreage: 12.74 = Density: 0.23

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 9 School District: Alamo Heights ISD Ferguson map grid: 583 A2, A3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Lincoln Heights POADP No. 320

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name The Village at Quarry Market No. TBD

Name _____ No. _____

Name _____ No. _____

DEV. SERVICES
2005 AUG -9 P 1:12

February 23, 2004

Page 2 of 5

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

February 23, 2004

Page 3 of 5

DEV. SERVICES
2005 AUG -9 PM 1:12

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

February 23, 2004

Page 4 of 5

2004 AUG -9 P 1:12
DEV. SERVICES

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the VILLAGE AT QUARRY MARKET Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: ROBERT W. HUNT Signature: Robert W. Hunt
Date: Nov. 10, 2004 Phone: 824-6044 Fax: 824-7652
E-mail: ROBERT@EMBREYDC.COM

DEV. SERVICES
5-9 P 1:12

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: 050070
Plat Name: The Village at Quarry Market
Project Engineers/Surveyors or Firm Name: Pape-Dawson/ Tom Carter
Address: 555 East Ramsey
Phone # (210) 375-9000 **Fax #:** (210) 375-9020 **E-mail:** tcarter@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☐ Completed and signed Application Form
- ☐ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

☒ Accepted

☐ Rejected

Completeness Review By: *Onofre* Date: _____



MDP

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: THE VILLAGE AT QUARRY MARKET File# _____

Engineer/Surveyor: Pape-Dawson Engineers Inc.

Address: 555 E. Ramsey, San Antonio Zip code: 78216

Phone: 210 375-9000 Fax: 375-9020

Contact Person Name: Tom Carter E-mail: TCARTER@PAPE-DAWSON.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

Lincoln Heights POADP No. 320

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

07 DEC 20 04 1:20 PM

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

REQUEST FOR REVIEW

(Cont.)

- | | |
|--------------------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. PROVIDE COORDINATES ON 27 CORNERS OF THE PROJECT
2. PROVIDE A SITE PLAN
3. LABEL GOLF COURSE
4. SHOW DRIVEWAYS ^{ON} OPPOSITE SIDE OF THE PROJECT.
5. ADD MIXED USED DISTRICT (MXD) TO TITLE

Robert L. Hammett

Signature

Title

1/6/06

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2

04 DEC 20 PM 1:20

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



MTP

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: THE VILLAGE AT QUARRY MARKET File# _____

Engineer/Surveyor: Pape-Dawson Engineers Inc.

Address: 555 E. Ramsey, San Antonio Zip code: 78216

Phone: 210 375-9000 Fax: 375-9020

Contact Person Name: Tom Carter E-mail: _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

Lincoln Heights POADP No. 320

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

DEC 20 PM 11

(Cont.)

- ☐ Master Development Plan
☒ Major Thoroughfare
☐ Neighborhoods ☐ Historic
☐ Disability Access (Sidewalks)
☐ Zoning
☐ SAWS Aquifer
☐ Storm Water Engineering
- ☐ Street and Drainage
☐ Traffic T.I.A.
☐ Building Inspection - Trees
☐ Parks – Open space
☐ Fire Protection
☐ Bexar County Public Works
☐ Other: _____

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

 대한민국 교육문화체육관광부
 ● ●
 국립중앙도서관
 010-1234-5678
 010-1234-5678
 010-1234-5678

DEC 20

40

DEC 20 Robert L. Ranner II

Title

1/6/05
Date

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 20 PM 1:17

Date: _____

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Other: _____ | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: The Village at Quarry Market

Owner/Agent: Quarry Rim Developers, Ltd. Phone: (210) 824-6044 Fax: (210) 824-7656

Address: 1100 NE Loop 410, Suite 900, San Antonio, Texas Zip code: 78209

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9020

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Thomas M. Carter, P.E. E-mail: tcarter@pape-dawson.com

February 23, 2004

Page 1 of 5



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Disability

Approved
12-23-04

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: THE VILLAGE AT QUARRY MARKET File# _____

Engineer/Surveyor: Pape-Dawson Engineers Inc.

Address: 555 E. Ramsey, San Antonio Zip code: 78216

Phone: 210 375-9000 Fax: 375-9020

Contact Person Name: Tom Carter E-mail: _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

Lincoln Heights POADP No. 320

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

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Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

04 DEC 20 PM 1:18

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Engineer II

Pape-Dawson Engineers, Inc.

555 E. Ramsey

San Antonio, TX 78216

(210) 375-9000 Ext. 385

Fax (210) 375-9020

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, April 07, 2005 2:09 PM
To: 'tcarter@pape-dawson.com'
Cc: Robert Lombrano
Subject: The Village at the Quarry Market MDP/MXD

Tom,

Master Development Plan: Approved 4/7/2005

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Michael Herrera

MDP/MTT

From: Tom Carter @PD [tcarter@pape-dawson.com]
Sent: Friday, January 07, 2005 9:23 AM
To: Robert Lombrano
Cc: John Jacks; Michael Herrera; Robert Hunt (E-mail); Roderick Sanchez; Jeff Booth (E-mail); JKR (E-mail)
Subject: RE: The Village at The Quarry Market MDP/MXD



040913A1.pdf

Robert:

We will address items 1,3,4, & 5.

In our initial meetings with Rod Sanchez, John Jacks and Michael Herrera, they agreed that the plan would reference ultimate density requirements, but that we would not submit a master site plan.

Please confirm this requirement with Mike or Rod.

Reference attached conference memo.

Thomas M. Carter, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216
(210)-375-9000
(210)-375-9020

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Thursday, January 06, 2005 4:25 PM
To: TCARTER@PAPE-DAWSON.COM
Cc: Robert Lombrano
Subject: The Village at The Quarry Market MDP/MXD

Tom,
Major Thoroughfare: Approved 1/6/2005

Master Development Plan: 1/6/2005
1. Provide 2 point coordinates
2. Provide a master site plan
3. Label Golf Course
4. Show the driveways on the opposite of Basse Rd.
5. Add Mix Used District (MIX) to the Title
MASTER DEVELOPMENT PLAN / MIXED USED DISTRICT

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014

CONFERENCE MEMO



Project: Villages at Quarry Market-MXD Zoning **Date:** 09/13/04

Conference Location: Development Services **Conference Date:** 09/10/04
One Stop Center

Attendees: Rod Sanchez; CSA
Bill Telford; CSA
John Jacks; CSA
Michael Herrera; CSA (part-time)
Robert Hunt; Embrey Partners
John Rinehart; Pape-Dawson
Tom Carter; Pape-Dawson

Purpose of Meeting:

Discussion:

The meeting opened with a general discussion of the project:

- Combination of restaurant, retail and residential
- Plan to plat 3 lots
- Traffic Impact Analysis (TIA) completed with zoning
- Zoning – MXD approved by City Council
- Active discussion with potential tenants
- Starting design development stage of project

Mr. Jacks stated that MXD zoning could be administered as either a Traditional Neighborhood Development (TND) or as a development where all elements are located within one-quarter of a mile. The one-quarter mile rules would apply to the project.

Staff indicated that 3 lots would be allowed and that the plat could be completed concurrently with the Master Development Plan (MDP). The MDP should not delay the

From: Thomas M. Carter, P.E.

Project No.: 5918-01 (1.0)

cc: Attendees
Jeff Booth; Embrey Partners
Sam Dawson; Pape-Dawson
John Guest; BGO Architects

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

MDP

Robert Lombrano

From: Tom Carter @PD [tcarter@pape-dawson.com]
Sent: Friday, January 07, 2005 9:23 AM
To: Robert Lombrano
Cc: John Jacks; Michael Herrera; Robert Hunt (E-mail); Roderick Sanchez; Jeff Booth (E-mail); JKR (E-mail)
Subject: RE: The Village at The Quarry Market MDP/MXD



040913A1.pdf

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Please confirm this requirement with Mike or Rod.

Reference attached conference memo.

**Thomas M. Carter, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216
(210)-375-9000
(210)-375-9020**

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Thursday, January 06, 2005 4:25 PM
To: TCARTER@PAPE-DAWSON.COM
Cc: Robert Lombrano
Subject: The Village at The Quarry Market MDP/MXD

**Tom,
Major Thoroughfare: Approved 1/6/2005**

Master Development Plan: 1/6/2005

- 1. Provide 2 point coordinates**
- 2. Provide a master site plan**
- 3. Label Golf Course**
- 4. Show the driveways on the opposite of Basse Rd.**

**5. Add Mix Used District (MIX) to the Title
MASTER DEVELOPMENT PLAN / MIXED USED DISTRICT**

Thank you

**Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov**

CONFERENCE MEMO



Project: Villages at Quarry Market-MXD Zoning **Date:** 09/13/04

Conference Location: Development Services **Conference Date:** 09/10/04
One Stop Center

Attendees: Rod Sanchez; CSA
Bill Telford; CSA
John Jacks; CSA
Michael Herrera; CSA (part-time)
Robert Hunt; Embrey Partners
John Rinehart; Pape-Dawson
Tom Carter; Pape-Dawson

Purpose of Meeting:

Discussion:

The meeting opened with a general discussion of the project:

- Combination of restaurant, retail and residential
- Plan to plat 3 lots
- Traffic Impact Analysis (TIA) completed with zoning
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- Active discussion with potential tenants
- Starting design development stage of project

Mr. Jacks stated that MXD zoning could be administered as either a Traditional Neighborhood Development (TND) or as a development where all elements are located within one-quarter of a mile. The one-quarter mile rules would apply to the project.

Staff indicated that 3 lots would be allowed and that the plat could be completed concurrently with the Master Development Plan (MDP). The MDP should not delay the

From: Thomas M. Carter, P.E.

Project No.: 5918-01 (1.0)

cc: Attendees
Jeff Booth; Embrey Partners
Sam Dawson; Pape-Dawson
John Guest; BGO Architects

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CONFERENCE MEMO

September 13, 2004

Page 2 of 2

plat, but it would have to be completed in advance of any building permit issuance. The City will not require that building footprints be shown on the plat.

The plat would need to show setbacks and fire access as detailed by the fire code/fire separation requirement.

Zoning restrictions in use are covered in TND but will have to ultimately commit to and honor percent uses for residential and non-residential.

Elements of MDP:

- No internal streets (public or private), but will need to show cross access and circulation
- General character of uses (restaurant, retail and residential)
- Work MDP through Mike Herrera
- Due to MXD zoning, copy John Jacks on submittals
- MDP would not have same level of information or review as a PUD plan
- John Jacks indicated that the MXD is not subject to the Use Matrix on Table 311-1 of the UDC. Rather, MXD allows uses permitted in a TND, which are single-family, multi-family, retail, service, and office.
- No industrial, manufacturing, or processing uses will be allowed
- MDP should classify "service/retail" as use for either restaurant or retail space to remain as flexible as possible
- Also, MDP should note final placement of structures and uses to be presented with building permit issues
- Parking structures, surface lots and parking ratios will not be reviewed in MDP. No minimum or maximum parking ratio in MXD.
- There will be no public hearing on the MDP
- Drainage modifications will result in a major plat, but should not result in a public hearing

-END OF MEMO-

Robert Lombrano

From: Monica Chavana @PD [mchavana@pape-dawson.com]
Sent: Thursday, August 04, 2005 8:40 AM
To: Robert Lombrano
Cc: Tom Carter (E-mail)
Subject: RE: The Village at Quarry Market

Robert:

Good Morning. I have a quick question about The Village at Quarry Market MDP. Would we have to redo submittals and paperwork if we add the text "Hotel" in the Land Use section of the Area/Use Summary table for Lots 1 and 3?

Monica

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Wednesday, August 03, 2005 10:28 AM
To: Monica Chavana @PD
Subject: RE: The Village at Quarry Market

Monica,

Looks Good. Send me the package.

Thanks

**Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov**

-----Original Message-----

From: Monica Chavana @PD [mailto:mchavana@pape-dawson.com]
Sent: Wednesday, August 03, 2005 8:43 AM
To: Christopher Looney
Cc: Tom Carter (E-mail); Robert Lombrano
Subject: MDP: The Village at Quarry Market

Mr. Looney:

Hi. The Village at Quarry Market (Plat No. 050070) has received all required MDP approvals. Zoning was approved with the following conditions:

- 1. that the following "General Note" be added:**
-This MDP is subject to the site plan approved as part of Ordinance # 99626

MTP/MDP

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, January 06, 2005 4:25 PM
To: 'TCARTER@PAPE-DAWSON.COM'
Cc: Robert Lombrano
Subject: The Village at The Quarrey Market MDP/MXD

Tom,
Major Thoroughfare: Approved 1/6/2005

Master Development Plan: 1/6/2005

- 1. Provide 2 point coordinates**
- 2. Provide a master site plan**
- 3. Label Golf Course**
- 4. Show the driveways on the opposite of Basse Rd.**
- 5. Add Mix Used District (MIX) to the Title**

MASTER DEVELOPMENT PLAN / MIXED USED DISTRICT

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

which zones this property MXD.

2. Section 35-340 of the UDC, regarding the MXD, references the TND regulations for subsection (c) "Lot and Building Specifications" and subsection (d) General Provisions; therefore

-Change General Note number 4 to further indicate that the setbacks will conform to the TND regulations in Section 35-207 of the Unified Development Code, and

-General Note numbers 8 and 9 need to indicate that the parking/loading and parks and open space will not only conform to their respective UDC sections mentioned on the MDP, but that they also need to conform with any additional TND regulations stipulated in Section 35-207 of the UDC.

The MDP has been revised per the conditions you requested. Please see below.

1. INTERNAL STREETS WITHIN THESE MDP LIMITS ARE PRIVATE.

2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

3. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).

4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.

5. SIDEWALKS TO BE INSTALLED PER UDC SECTION 35-506 (Q)

6. PARKING/ LOADING SHALL COMPLY WITH UDC SECTION 35-207(M) BY VIRTUE OF MXD ZONING.

7. THIS MDP IS SUBJECT TO PARKS AND OPEN SPACE REQUIREMENTS OF THE UDC SECTION 35-503 AND TND REGULATIONS IN UDC SECTION 35-207.

8. ALL DEVELOPMENT ON THE SUBJECT PROPERTY WILL COMPLY GENERALLY WITH THE

SITE PLAN APPROVED BY CITY COUNCIL AS PART OF THE REZONING TO MXD (ORDINANCE

99626). FINAL PLACEMENT OF STRUCTURES AND USES WILL BE DESIGNATED IN BUILDING PERMIT APPLICATION.

9. BUILDING SETBACKS WILL CONFORM TO THE TND REGULATIONS FROM TABLE 35-207 OF THE UDC.

Are the revised notes okay for final MDP approval? Please feel free to call or email me with any questions or suggestions. Thank you.

Monica

Monica Chavana, E.I.T.

HISTORIC

Robert Lombrano

From: Kay Hinds
Sent: Thursday, January 27, 2005 3:34 PM
To: Michael Herrera
Cc: Ernest Brown; Robert Lombrano; 'tcarter@pape-dawson.com'
Subject: The Village at Quarry Market MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Kay Hinds

Robert Lombrano

Storm WATER

From: Arturo Villarreal
Sent: Tuesday, August 02, 2005 9:34 AM
To: Robert Lombrano
Cc: Sam Dent; Richard Carrizales; Monica Chavana (E-mail); Arturo Villarreal
Subject: Village at the Quarry Market MDP

Robert,

Storm Water Engineering has reviewed the resubmittal from the consultant received by this office August 1, 2005. Attached is the release.



SA-VillageQuarryMk
t-MDP.PDF

Art

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Robert Lombrano, Planner II

FROM: Arturo Villarreal, Jr., P.E.

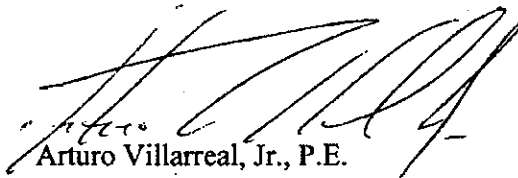
COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Monica Chavana, E.I.T., File

SUBJECT: Village at Quarry Market MDP
San Antonio River Watershed – Olmos Creek – O13-R

August 2, 2005

Storm Water Engineering has reviewed the Quarry Market MDP and there are no further comments.

The MDP may be released.


Arturo Villarreal, Jr., P.E.
Storm Water Engineering

Robert Lombrano

Storm Water

From: Arturo Villarreal
Sent: Monday, April 25, 2005 3:44 PM
To: Thomas M. Carter (E-mail)
Cc: Nathaniel Hardy; Mendi Litman; Robert Lombrano; Kevin Olson; Arturo Villarreal
Subject: Village at the Quarry Market - MDP

Tom,

Per your request the above referenced MDP has been reviewed for further consideration. The Chief Storm Water Engineer has no knowledge of subsequent conversations or discussions that comment (faxed to P-D on 01-13-05) regarding the MDP by Kevin Olson should be revised. Comment by Mr. Olson stands. Please address this comment in writing when responding.

The MDP cannot be released.

Thanks,

Art



CITY OF SAN ANTONIO

STORM WATER UTILITY
PUBLIC WORKS DEPARTMENT

FAX COVER LETTER

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME:

Michael Herrern

ORGANIZATION:

Planning

TELEPHONE:

FAX #:

7-7897

FROM:

NAME:

Kevin Olson

ORGANIZATION:

City of San Antonio-Storm Water Engineering

TELEPHONE:

207-8052 5011

COMMENTS:

Comments for MOP - "The Villages @
Quarry Marker"

DATE:

1-13-5

TIME:

1:05

TOTAL NUMBER OF PAGES (INCLUDING COVER PAGE):

2

TRANSMITTED FROM FAX #:

(210) 207-6553

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL BACK

Storm Water
City Of San Antonio

Interdepartmental Correspondence Sheet

To: Michael O. Herrera, Planner II, Planning Department

From: Mendi Litman, P.E., Storm Water Engineer


Copies to: File

Subject: The Villages at Quarry Market MDP

Date: January 6, 2004

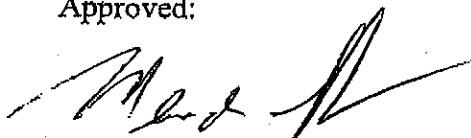
Storm Water Engineering has reviewed the above referenced project (received by the planning department on August 30, 2002) and has the following comments:

1. A letter/agreement is required from the owner of the Quarry Golf Course prior to approval of the MDP. The plan shows to concentrate the increase in runoff to an area (private property) that is not currently dedicated as a drainage easement. The owners of the Golf Course must understand the effects of the increase in runoff through their property to the existing pond and agree to accept the increase. Please provide a copy of the agreement to our office.



Kevin R. Olson, E.I.T., CFM
Sr. Engineering Associate

Approved:



Mendi Litman, P.E., CFM
Storm Water Engineer

Robert Lombrano

STREET / DRAINAGE

From: Sam Dent

Sent: Friday, January 21, 2005 11:15 AM

To: tcarter@pape-dawson.com

Cc: Robert Lombrano; Michael Herrera

Subject: MDP Review Comments - The Village at Quarry Market

See attached.

APPROVED

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Tom Carter
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: January 21, 2005

SUBJECT: MDP Review Comments
The Village at Quarry Market

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Tuesday, March 29, 2005 11:23 AM
To: 'tcarter@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: The Village at Quarry Market MDP

The Village at Quarry Market MDP

Zoning: Approved
MXD

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Robert Lombrano

ZONING

From: Christopher Looney
Sent: Monday, February 14, 2005 1:09 PM
To: 'Tom Carter @PD'
Cc: Robert Hunt (E-mail); Dustin Finley; Michael Herrera; Robert Lombrano; Ernest Brown
Subject: RE: The Village at Quarry Market MDP

DISAPPROVAL

Tom,

Here is a note that can be added to your MDP that should clear up any ambiguity and address your concerns:

"All development on the subject property will generally comply with the site plan approved by City Council as part of the rezoning to MXD (Ordinance # 99626). Minor revisions, as outlined in Section 35-412(g) of the Unified Development Code, may be made to the site plan."

Thanks,

Chris Looney

-----Original Message-----

From: Tom Carter @PD [mailto:tcarter@pape-dawson.com]
Sent: Saturday, February 12, 2005 8:21 AM
To: Christopher Looney
Cc: Robert Hunt (E-mail)
Subject: RE: The Village at Quarry Market MDP

Chris:

I want to be clear that I understand where you and John are going with this.

The Owners Agreement with Rod was that we intend to construct a project that is in general conformance with the plan approved by Zoning, but we wanted to remain fairly vague in the MDP process. As the project stands now it will maintain key elements of the plan approved by Zoning such as the Main Street concept with mixed use and a parking core. The # of residential units, area of retail and generalized configuration of the project have survived several levels of plan development. However, a lot of what we are doing now is related to leasing of the retail spaces and better defining residential element. In the MDP process, we do not want to create any constraints that may delay or otherwise impact the proper evolution of the project definition. We want to avoid someone pulling-out the Zoning Exhibit at building permit time and saying this building has moved or this entry element has changed; therefore, you have departed from the approved plan and have to start the MDP process all over again.

We recognize that if we "significantly depart" from the plan presented to Zoning, we would need to go back the TND requirements for the revised project or go back to the Zoning Commission if we want to have a significant departure from what TND would require. I would like to understand what you would consider to be a significant departure.

Thomas M. Carter, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

(210)-375-9000
(210)-375-9020

-----Original Message-----

From: Christopher Looney [mailto:CLooney@sanantonio.gov]
Sent: Friday, February 11, 2005 4:05 PM
To: tcarter@pape-dawson.com
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: The Village at Quarry Market MDP

The Village at Quarry Market MDP

Zoning

If the following change is made to the MDP, Zoning will approve it:
Add a note that indicates that "All development on the subject property will comply with the site plan approved by City Council as part of the rezoning to MXD (Ordinance # 99626)."

Chris Looney
Senior Planner - Zoning
City of San Antonio

> -----Original Message-----

> **From:** Christopher Looney
> **Sent:** Thursday, January 27, 2005 9:21 AM
> **To:** 'tcarter@pape-dawson.com'
> **Cc:** Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera; John Jacks; Roderick Sanchez
> **Subject:** The Village at Quarry Market MDP
>
> **The Village at Quarry Market MDP**
>
> **Zoning -- Approved with the following conditions:**
> **1. that the following "General Note" be added:**
> **-This MDP is subject to the site plan approved as part of Ordinance # 99626 which zones this property MXD.**
>
> **2. Section 35-340 of the UDC, regarding the MXD, references the TND regulations for subsection (c) "Lot and Building Specifications" and subsection (d) General Provisions; therefore**
> **-Change General Note number 4 to further indicate that the setbacks will conform to the TND regulations in Section 35-207 of the Unified Development Code, and**
> **-General Note numbers 8 and 9 need to indicate that the parking/loading and parks and open space will not only conform to their respective UDC sections mentioned on the MDP, but that they also need to conform with any additional TND regulations stipulated in Section 35-207 of the UDC.**
>
> **Christopher Looney**

> Senior Planner

> City of San Antonio, Development Services

>

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Friday, February 11, 2005 4:05 PM
To: 'tcarter@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: The Village at Quarry Market MDP

The Village at Quarry Market MDP

Zoning

If the following change is made to the MDP, Zoning will approve it:

Add a note that indicates that "All development on the subject property will comply with the site plan approved by City Council as part of the rezoning to MXD (Ordinance # 99626)."

*Chris Looney
Senior Planner - Zoning
City of San Antonio*

-----Original Message-----

From: Christopher Looney
Sent: Thursday, January 27, 2005 9:21 AM
To: 'tcarter@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera; John Jacks; Roderick Sanchez
Subject: The Village at Quarry Market MDP

The Village at Quarry Market MDP

Zoning -- Approved with the following conditions:

1. that the following "General Note" be added:

-This MDP is subject to the site plan approved as part of Ordinance # 99626 which zones this property MXD.

2. Section 35-340 of the UDC, regarding the MXD, references the TND regulations for subsection (c) "Lot and Building Specifications" and subsection (d) General Provisions; therefore

-Change General Note number 4 to further indicate that the setbacks will conform to the TND regulations in Section 35-207 of the Unified Development Code, and

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*Christopher Looney
Senior Planner
City of San Antonio, Development Services*

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Thursday, January 27, 2005 9:21 AM
To: 'tcarter@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera; John Jacks; Roderick Sanchez
Subject: The Village at Quarry Market MDP

The Village at Quarry Market MDP

Zoning -- Approved with the following conditions:

1. that the following "General Note" be added:

-This MDP is subject to the site plan approved as part of Ordinance # 99626 which zones this property MXD.

2. Section 35-340 of the UDC, regarding the MXD, references the TND regulations for subsection (c) "Lot and Building Specifications" and subsection (d) General Provisions; therefore

-Change General Note number 4 to further indicate that the setbacks will conform to the TND regulations in Section 35-207 of the Unified Development Code, and

-General Note numbers 8 and 9 need to indicate that the parking/loading and parks and open space will not only conform to their respective UDC sections mentioned on the MDP, but that they also need to conform with any additional TND regulations stipulated in Section 35-207 of the UDC.

*Christopher Looney
Senior Planner
City of San Antonio, Development Services*

Robert Lombrano

TIA

From: Richard De La Cruz
Sent: Thursday, December 30, 2004 1:57 PM
To: Robert Lombrano; Ernest Brown; Marc Courchesne; Michael Herrera; 'tcarter@pape-dawson.com'; Richard De La Cruz
Subject: The Village at the Quarry Market **Approval**

TIA recommends approval based on the zoning requirements.

All requirements will be implemented at the time of platting.

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov



03TIA1109.doc



2003TIA1109.jpg

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard L. De La Cruz (Senior Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: West Rim at the Quarry, Level 2 TIA
DATE: July 9, 2004

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the West Rim at the Quarry. The analysis is in compliance with TIA Ordinance 91700.

This development is located on the southeast corner of Jones Maltsberger and Basse. The proposed West Rim at the Quarry Development is bounded by the Quarry Golf Course to the east and the Quarry Market to the west. This development will consist of a combination of retail space, high quality restaurants, and apartments/condos. US 281 provides regional access to the West Rim at the Quarry. Basse and Jones Maltsberger provide primary access to the West Rim at the Quarry Development.

The West Rim at the Quarry is currently zoned as C3, as are all surrounding parcels of land. This includes Quarry Market, Quarry Golf Course, and both properties north and south of the West Rim at the Quarry.

The proposed development is projected to generate 266 AM peak hour trips and 533 PM peak hour trips with a total of 5,987 daily trips. The development is projected to "build out" by the year 2006.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the West Rim at the Quarry Development, at no cost to the City of San Antonio:

- All signal modifications as described in the TIA shall be reviewed and approved by Public Works – Traffic Engineering UDC 35-506 (k) Traffic Signals.
- Extend northbound left turn lane to provide 250 feet of storage on Basse at Jones Maltsberger to provide added capacity on Basse.
- Existing eastbound lane configuration on Jones Maltsberger shall be converted to a left, shared left and thru, and exclusive right turn to provide a means to access West Rim at the Quarry. Requires modification of signing and pavement markings. All marking modifications shall be approved by Public Works – Traffic Engineering.
- Westbound driveway configuration at Jones Maltsberger and Basse shall consist of two outbound lanes, one configured as shared left and thru and one as a right turn only. All marking modifications shall be approved by Public Works – Traffic Engineering.

- Alamo Quarry Driveway and Basse intersection: Construct 100 – feet of right-turn deceleration lane on northbound Basse in accordance with City of San Antonio requirements.
- Modify existing median in order to provide 50 feet of storage on southbound Basse at Driveway 2 (south most driveway). This will provide added capacity on Basse.
- Make the exit at roundabouts wide enough to accommodate both left and right turn lanes.
- Driveway throat lengths shall comply with City of San Antonio UDC requirements, to facilitate the safe and efficient flow of traffic.
- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.
- All access driveways shall provide clear sight distance along Basse Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access from the retail stores to both Jones Maltzberger/Basse and Alamo Quarry/Basse signalized intersections is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

TIA Reviews recommends that this development provide direct access from apartments/retail complex garages to both Jones Maltzberger/Basse, and Alamo Quarry/Basse signalized intersections. This will reduce on-site circulation along retail parking.

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2003TIA1109

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard L. De La Cruz (Senior Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: West Rim at the Quarry, Level 2 TIA
DATE: July 2, 2004

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the West Rim at the Quarry. The analysis is in compliance with TIA Ordinance 91700.

This development is located on the southeast corner of Jones Maltzberger and Basse. The proposed West Rim at the Quarry Development is bounded by the Quarry Golf Course to the east and the Quarry Market to the west. This development will consist of a combination of retail space, high quality restaurants, and apartments/condos. US 281 provides regional access to the West Rim at the Quarry. Basse and Jones Maltzberger provide primary access to the West Rim at the Quarry Development.

The West Rim at the Quarry is currently zoned as C3, as are all surrounding parcels of land. This includes Quarry Market, Quarry Golf Course, and both properties north and south of the West Rim at the Quarry.

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- All signal modifications as described in the TIA shall be reviewed and approved by Public Works – Traffic Engineering UDC 35-506 (k) Traffic Signals
- Extend northbound left turn lane to provide 250 feet of storage on Basse at Jones Maltzberger to provide added capacity on Basse.
- Existing eastbound lane configuration on Jones Maltzberger shall be converted to a left, shared left and thru, and exclusive right turn to provide a means to access West Rim at the Quarry. Requires modification of signing and pavement markings. All marking modifications shall be approved by Public Works – Traffic Engineering.
- Westbound driveway configuration at Jones Maltzberger and Basse shall consist of two outbound lanes, one configured as shared left and thru and one as a right turn only. All marking modifications shall be approved by Public Works – Traffic Engineering.

West Rim at the Quarry, Level 2 TIA

Page 2

7/2/2004

- Alamo Quarry Driveway and Basse intersection: Construct 100 – feet of right-turn deceleration lane on northbound Basse in accordance with City of San Antonio requirements.
- Make the exit at roundabouts wide enough to accommodate both left and right turn lanes.
- Driveway throat lengths shall comply with City of San Antonio UDC requirements, to facilitate the safe and efficient flow of traffic.
- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.
- All access driveways shall provide clear sight distance along Basse Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access from the retail stores to both Jones Maltzberger/Basse and Alamo Quarry/Basse signalized intersections is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

TIA Reviews recommends that this development provide direct access from apartments/retail complex garages to both Jones Maltzberger/Basse, and Alamo Quarry/Basse signalized intersections. This will reduce on-site circulation along retail parking.

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID:2003TIA1109

Tree

Robert Lombrano

From: Mark C. Bird
Sent: Tuesday, April 26, 2005 4:36 PM
To: 'tcarter@pape-dawson.com'
Cc: 'pdow@pape-dawson.com'; Robert Lombrano; Ernest Brown; Michael Herrera; Debbie Reid
Subject: Village @ Quarry Market MDP tree aprvl



The Village @
Quarry Market MD...

approved



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 4/26/05

Subject: Master Development Plan The Village @ Quarry Market

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

A Tree Preservation Plan is not approved for this MDP

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 12/28/04

Subject: **Master Development Plan The Village At Quarry Market, A/P #1071517**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other: include A/P # on check for Review Fee

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Robert Lombrano

Parks

From: John McDonald
Sent: Wednesday, April 06, 2005 1:46 PM
To: Robert Lombrano
Subject: RE: The villages at Quarry Market



MEMO - MDP Village
at Quarry M...

APPROVED

-----Original Message-----

From: Robert Lombrano
Sent: Wednesday, April 06, 2005 1:45 PM
To: John McDonald
Subject: The villages at Quarry Market

John,

Have not gotten the approval for tis project.

**Could you be so kind to submit the approval if it has been approved, before you leave us.
The comment I have is for Disapproval.**

Thanks

**Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov**

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: The Village at Quarry Market Master Development Plan

DATE: February 4, 2005

I recommend approval of the Village at Quarry Market Master Development Plan.

The Village at Quarry Market proposes 360 residential units. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 3.2 acres.

A 1.2-acre park will be developed along the eastern side of the property. 2.5 acres of credit will be awarded for the inclusion of swimming pool with 2500 SF of surface area and meeting the description detailed in Table 503-4. Park to be developed in conjunction with Phase Two of the project.

The park shall include the following:

1. Three picnic areas to include tables, benches, trashcan, grill, and cement slab.
2. A minimum of two park benches shall be installed.
3. Within the Park, the applicant must plant fifteen trees. Each tree must have a minimum caliper of three inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak. Trees are to be guaranteed for three years from date on planting.
4. A continuous walking trail with a minimum width of 6' feet, with a minimum length of 0.25 miles. Surface to be decomposed granite, asphalt, or concrete.

Park shall be under the maintenance and care of the property management company responsible for the site.

Robert Lombrano

PARKS

From: Ernest Brown
Sent: Thursday, December 30, 2004 1:48 PM
To: Robert Lombrano
Subject: FW: The Village at Quarry Market

DISAPPROVE



MEMO - MDP Village
at Quarry M...



SITE.PDF

-----Original Message-----

From: Tom Carter @PD [mailto:tcarter@pape-dawson.com]
Sent: Thursday, December 30, 2004 10:32 AM
To: John McDonald; Ernest Brown
Cc: Robert Hunt (E-mail); Jeff Booth (E-mail); Roderick Sanchez; JKR (E-mail); Sam Dawson (E-mail)
Subject: RE: The Village at Quarry Market

John:

With the MXD Zoning, the MDP will drive much of the planning for the site.

We have a site plan that reflects 280 apartment units in Lot 2 and 80 Condo units in Lot 3.

Using 114 Units/Acre, this would correspond to 2.45 Acres on Lot 2 and .70 Acres on Lot 3 for a total of 3.15 Acres for the site.

The development plan calls for a workout room and pool on both lots 2 and 3.

From Table 503-4 this would result in 3 Acres of credit for both lots, so I believe that minimum compliance would be met.

Our planning is somewhat in flux depending on leasing and final plan preparation. In discussions with Rod Sanchez about the MDP, the client indicated a need to maintain as much flexibility as possible through the MDP process. This is especially critical in relation to overall development density.

We would like to delay final submittal of a Parks and Open space package until the building permit; however, we can discuss current plans with you at this time for general concurrence of the MDP application.

Is there any mechanism where we can present a general plan now with more specific details to be included in the building permit application?

General questions for future reference:

1. In an Apartment or Condo complex, how do you address the requirements 503(h)(1)B dealing with restrictive covenants?

2. The site plan has several Courtyards across the back of the property. These total to 1.2 acres and will include one of the pools.
They are connected to the main drives and parking and are minimally 10' wide with 4 courtyards being 100x50, 40x50, 40x50, and 120x40.

I don't believe that we need the credit for this application, but we would under the new ordinance and I would like to understand how you would apply this.

3. The development is part of the Lincoln Heights POADP, which includes the Quarry Golf Course and other residential amenities.

The development backs up to the back-nine of the Quarry Golf Course. Is there any credit for this access under either the new or old ordinance.

I have attached a PDF of a the site plan for your review.

I would like to get your comments and submit a formal site plan along with the review fee next week.

If needed, we can arrange to meet with you in advance of the submittal.

Please call me if you have any questions.

Thomas M. Carter, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216
(210)-375-9000
(210)-375-9020

-----Original Message-----

From: John McDonald [mailto:jvmcdonald@sanantonio.gov]
Sent: Wednesday, December 29, 2004 4:36 PM
To: Ernest Brown
Cc: tcarter@pape-dawson.com
Subject: The Village at Quarry Market

<<MEMO - MDP Village at Quarry Market.doc>>

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.
Studies show that kids involved in the arts improve math and science skills.

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CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: The Village at Quarry Market Master Development Plan

DATE: December 29, 2004

I do not recommend approval of the Village at Quarry Market Master Development Plan.

The Village proposes 360 residential units. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 3.2 acres.

While the engineer has included a note on the plat indicating that the MDP is subject to UDC 35-503, the plan does not indicate how the development will comply with the requirements. If onsite parkland is to be dedicated, then a site plan must be submitted for review.

35-503(d)(2) requires the submittal of a Parks and Open Space Provision and Maintenance Plan. This was not submitted with the plan package.

Additionally, the required review fee of \$275.00 has not been paid.

PARKS

Robert Lombrano

From: Ernest Brown
Sent: Tuesday, January 04, 2005 8:06 AM
To: Robert Lombrano
Subject: FW: The Village at Quarry Market

-----Original Message-----

From: Sam Dawson @PD [mailto:sdawson@pape-dawson.com]
Sent: Monday, January 03, 2005 7:09 AM
To: 'Tom Carter @PD'; John McDonald; Ernest Brown
Cc: 'Robert Hunt (E-mail)'; 'Jeff Booth (E-mail)'; Roderick Sanchez; 'JKR (E-mail)'
Subject: RE: The Village at Quarry Market

We must resolve the drainage issue across the golf course as this could impact the site plan.

-----Original Message-----

From: Tom Carter @PD [mailto:tcarter@pape-dawson.com]
Sent: Thursday, December 30, 2004 10:32 AM
To: 'John McDonald'; 'Ernest Brown'
Cc: Robert Hunt (E-mail); Jeff Booth (E-mail); Rod Sanchez (E-mail); JKR (E-mail); Sam Dawson (E-mail)
Subject: RE: The Village at Quarry Market

John:

With the MXD Zoning, the MDP will drive much of the planning for the site.

We have a site plan that reflects 280 apartment units in Lot 2 and 80 Condo units in Lot 3.

Using 114 Units/Acre, this would correspond to 2.45 Acres on Lot 2 and .70 Acres on Lot 3 for a total of 3.15 Acres for the site.

The development plan calls for a workout room and pool on both lots 2 and 3.

>From Table 503-4 this would result in 3 Acres of credit for both lots, so I believe that minimum compliance would be met.

Our planning is somewhat in flux depending on leasing and final plan preparation. In discussions with Rod Sanchez about the MDP, the client indicated a need to maintain as much flexibility as possible through the MDP process. This is especially critical in relation to overall development density.

We would like to delay final submittal of a Parks and Open space package until the building permit; however, we can discuss current plans with you at this time for general concurrence of the MDP application.

Is there any mechanism where we can present a general plan now with more specific details to be included in the building permit application?

General questions for future reference:

1. In an Apartment or Condo complex, how do you address the requirements 503(h)(1)B dealing with restrictive covenants?

2. The site plan has several Courtyards across the back of the property. These total to 1.2 acres and will include one of the pools. They are connected to the main drives and parking and are minimally 10' wide with 4 courtyards being 100x50, 40x50, 40x50, and 120x40.

I don't believe that we need the credit for this application, but we would under the new ordinance and I would like to understand how you would apply this.

3. The development is part of the Lincoln Heights POADP, which includes the Quarry Golf Course and other residential amenities.

The development backs up to the back-nine of the Quarry Golf Course. Is there any credit for this access under either the new or old ordinance.

I have attached a PDF of a the site plan for your review.

I would like to get your comments and submit a formal site plan along with the review fee next week.

If needed, we can arrange to meet with you in advance of the submittal.

Please call me if you have any questions.

**Thomas M. Carter, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216
(210)-375-9000
(210)-375-9020**

-----Original Message-----

**From: John McDonald [mailto:jvmcdonald@sanantonio.gov]
Sent: Wednesday, December 29, 2004 4:36 PM
To: Ernest Brown**

Cc: tcarter@pape-dawson.com
Subject: The Village at Quarry Market

<<MEMO - MDP Village at Quarry Market.doc>>

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

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Sign them up today and discover the benefits!

TRANSMITTAL



To: COSA

Date: 12/2/04

Attn: Planning

1901 S. Alamo

SA TX 78204

Re: Village at Quarry Market

QUANTITY	DESCRIPTION
1	MDP Application
2	Stormwater Management Plans
1	TIA Copy
15	MDP Copies / request for review
1	Check

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS _____

From: STACEY WEICHERT Project No.: 5918-01

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Robert Lombrano

From: Ernest Brown
Sent: Friday, March 11, 2005 7:58 AM
To: Robert Lombrano
Subject: FW: Villages at Quarry Market

-----Original Message-----

From: John McDonald
Sent: Thursday, March 10, 2005 1:49 PM
To: Ernest Brown
Subject: Villages at Quarry Market

Do you have my approval letter for Quarry Market?

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

I HAVE A DISAP. 17/30/04

Want to raise smart kids? . . . there's an art to it.

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Robert Lombrano

From: Monica Chavana @PD [mchavana@pape-dawson.com]
Sent: Wednesday, August 03, 2005 8:43 AM
To: Christopher Looney
Cc: Tom Carter (E-mail); Robert Lombrano
Subject: MDP: The Village at Quarry Market

Mr. Looney:

Hi. The Village at Quarry Market (Plat No. 050070) has received all required MDP approvals. Zoning was approved with the following conditions:

1. that the following "General Note" be added:

-This MDP is subject to the site plan approved as part of Ordinance # 99626 which zones this property MXD.

2. Section 35-340 of the UDC, regarding the MXD, references the TND regulations for subsection (c) "Lot and Building Specifications" and subsection (d) General Provisions; therefore

-Change General Note number 4 to further indicate that the setbacks will conform to the TND regulations in Section 35-207 of the Unified Development Code, and

-General Note numbers 8 and 9 need to indicate that the parking/loading and parks and open space will not only conform to their respective UDC sections mentioned on the MDP, but that they also need to conform with any additional TND regulations stipulated in Section 35-207 of the UDC.

The MDP has been revised per the conditions you requested. Please see below.

1. INTERNAL STREETS WITHIN THESE MDP LIMITS ARE PRIVATE.

2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

3. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).

4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.

5. SIDEWALKS TO BE INSTALLED PER UDC SECTION 35-506 (Q)

6. PARKING/ LOADING SHALL COMPLY WITH UDC SECTION 35-207(M) BY VIRTUE OF MXD ZONING.

7. THIS MDP IS SUBJECT TO PARKS AND OPEN SPACE REQUIREMENTS OF THE UDC SECTION 35-503 AND TND REGULATIONS IN UDC SECTION 35-207.

8. ALL DEVELOPMENT ON THE SUBJECT PROPERTY WILL COMPLY GENERALLY WITH THE

**SITE PLAN APPROVED BY CITY COUNCIL AS PART OF THE REZONING TO MXD
(ORDINANCE
99626). FINAL PLACEMENT OF STRUCTURES AND USES WILL BE DESIGNATED IN
BUILDING PERMIT APPLICATION.**

**9. BUILDING SETBACKS WILL CONFORM TO THE TND REGULATIONS FROM TABLE 35-207
OF THE UDC.**

**Are the revised notes okay for final MDP approval? Please feel free to call
or email me with any questions or suggestions. Thank you.**

Monica

**Monica Chavana, E.I.T.
Engineer II
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216
(210) 375-9000 Ext. 385
Fax (210) 375-9020**

Robert Lombrano

From: Monica Chavana @PD [mchavana@pape-dawson.com]
Sent: Wednesday, August 03, 2005 9:58 AM
To: Robert Lombrano
Cc: Tom Carter (E-mail)
Subject: RE: The Village at Quarry Market MDP



050803_MDP.PDF

Robert:

Please find attached a PDF file of The Village at Quarry Market MDP. If possible please review it ASAP so that I don't send 10 incorrect copies. Please call or email me with any questions or suggestions.
Thanks.

Monica

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Tuesday, August 02, 2005 10:49 AM
To: mchavana@pape-dawson.com
Subject: FW: The Village at Quarry Market MDP

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

> -----Original Message-----

> **From:** Christopher Looney
> **Sent:** Thursday, January 27, 2005 9:21 AM
> **To:** 'tcarter@pape-dawson.com'
> **Cc:** Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera; John Jacks; Roderick Sanchez
> **Subject:** The Village at Quarry Market MDP
>
> The Village at Quarry Market MDP
>
> Zoning -- Approved with the following conditions:
> 1. that the following "General Note" be added:
> -This MDP is subject to the site plan approved as part of Ordinance # 99626 which zones this property MXD.
>

- > **2. Section 35-340 of the UDC, regarding the MXD, references the TND regulations for subsection (c) "Lot and Building Specifications" and subsection (d) General Provisions; therefore**
- > **-Change General Note number 4 to further indicate that the setbacks will conform to the TND regulations in Section 35-207 of the Unified Development Code, and**
- > **-General Note numbers 8 and 9 need to indicate that the parking/loading and parks and open space will not only conform to their respective UDC sections mentioned on the MDP, but that they also need to conform with any additional TND regulations stipulated in Section 35-207 of the UDC.**
- >
- > **Christopher Looney**
- > **Senior Planner**
- > **City of San Antonio, Development Services**
- >

TRANSMITTAL

1965-2005



To: COSA- Development Services

Date: 08/05/05

Attn: Robert Lombrano

One Stop 1901 S. Alamo

San Antonio, TX 78205

The Village at Quarry Market (Plat No. 050070)

Re: MDP Final Submittal

QUANTITY	DESCRIPTION
10	Original Signed MDP
1	8.5"x11" MDP Copy
1	MDP Plat Application

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

Attached is the final submittal for The Village at Quarry Market MDP. If you have any questions please feel free to call me- at 375-9000. Thank you.

From: Monica Chavana, E.I.T.

Project No.: 5918-01

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007830

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

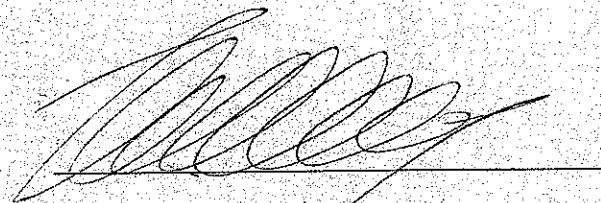
30-9/114001

DATE
Nov 11, 2004

CHECK AMOUNT
*****\$500.00

PAY Five Hundred and 00/100 Dollars

TO THE
ORDER City of San Antonio
OF



⑈007830⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

007830

City of San Antonio

Check Date: Nov 11, 2004
Check Number: 7830
Check Amount: \$500.00

Item to be Paid - Description

Amount Paid

MDP Submittal

500.00

Village @
Quarry Market

04 DEC 20 PM 1:18
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3254397

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 12/21/2004
DUE DATE 12/21/2004

50-05-5574
BITTERBLUE, INC.
11 LYNN BATTS LANE, STE 100
SAN ANTONIO, TEXAS 78218

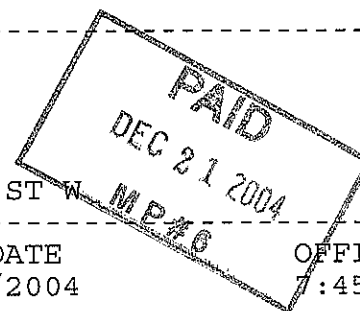
MDP 834

PHONE: (000) 000-0000

MDP

THE VILLAGE AT QUARRY MARKET

FACILITY LOCATION: 100 COMMERCE ST W



INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/21/2004	3254397	50-05-5574	12/21/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/21/2004		CK#007830	MDP
END	12/21/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Embrey Partners Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
12/15/04	006537	PARKS REVIEW OF PLAT & <i>Quarry</i>	275.00	.00	275.00
<i>Issued to Mr. McDonald 12/22/04</i> <i>John</i> <i>RF</i>					
CHECK DATE 12/15/04	CHECK NUMBER 11763	TOTAL >	275.00	.00	275.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Embrey Partners Ltd.

1100 NE LOOP 410, #900 (210) 824-6044
 San Antonio, TX 78209
 2108246044

JPMORGAN CHASE BANK
 San Antonio, TX

DATE December 15, 2004 CHECK NO. 11763 AMOUNT \$*****275.00

Pay: *****Two hundred seventy-five dollars and no cents

PAY TO THE ORDER OF CITY OF SAN ANTONIO
 PO BOX 839966
 SAN ANTONIO, TX 78283-3966

Cynthia Comas

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

000011763 111001150 06407074792

04 DEC 20 PM 1:18
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Embrey Partners Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
12/15/04	006537	PARKS REVIEW OF PLAT & <i>Quarry</i>	275.00	.00	275.00
CHECK DATE	12/15/04	CHECK NUMBER	11763	TOTAL	275.00
					275.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Embrey Partners Ltd.

1100 NE LOOP 410, #900 (210) 824-6044
San Antonio, TX 78209
2108246044

JPMORGAN CHASE BANK
San Antonio, TX

DATE: December 15, 2004
CHECK NO: 11763
AMOUNT: \$*****275.00

Pay: *****Two hundred seventy-five dollars and no cents

PAY TO THE ORDER OF
CITY OF SAN ANTONIO
PO BOX 839966
SAN ANTONIO, TX 78283-3966

Cynthia Come

000011763 111001150 06407074792

BITTERBLUE, INC.

City of San Antonio

Item to be Paid - Description

MDP Submittal

Village @
Quarry Market

Check Date: Nov 11, 2004

Check Number: 7830

Check Amount: \$500.00

007830

Amount Paid

500.00